



PLANNING DIRECTOR'S HEARING AGENDA

WEDNESDAY, June 8, 2005

9:00 a.m.
City Council Chambers
Room 205
City Hall

801 North First Street
San Jose, California

Hearing Officers

Jean Hamilton, AICP, Principal Planner

Susan Walton, Principal Planner

**Plan Implementation Division
Joseph Horwedel, Deputy Director**

**Stephen M. Haase, AICP
Director Planning, Building, and Code Enforcement**

NOTE

To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, we ask that you call (408) 277-4576 (VOICE), 998-5299 (TTY) at least two days, (48 hours) before the meeting. If you requested such an accommodation and have not already identified yourself to the technician seated at the staff table, please do so now. If you did not call in advance and do now need assistance, please see the technician.

NOTICE TO THE PUBLIC

Good morning, this is the Planning Director's Hearing of **June 8, 2005**. My name is _____ and I am the Hearing Officer for today's agenda. On behalf of the Planning Director, I would like to welcome you to this Public Hearing. Please remember to turn off all cell phones and pagers. A copy of the agenda is available on the table by the door for your convenience.

The procedure for this hearing is as follows:

- Hearing Officer will identify the project as described on the agenda
- Staff report
- After the staff report, applicant and/or representative will have up to 5 minutes to speak and should make themselves known as their item comes up by approaching the microphone and identifying themselves and stating their home address, or just wave from the audience if you do not wish to speak
- Public testimony of up to 2 minutes, either for or against the project. Please state name and home address for the record
- After the public testimony, the applicant may make closing remarks of up to 5 minutes
- The Hearing Officer may ask questions of the speaker
- The public hearing will then be closed and the Hearing Officer will take action on the item. The Hearing Officer may request staff to respond to the public testimony, ask staff questions, and discuss the item

If you challenge these land use decisions in court, you may be limited to raising only those issues you or someone else raised at this public hearing or in written correspondence delivered to the City at, or prior to, the public hearing.

The Planning Director's action on these agenda items is final when the permit is signed and mailed, unless the permit is appealed. The Planning Director's actions are appealable in accordance with the requirements of Title 20 of the Municipal Zoning Code.

Note: If you have any agenda changes, please contact Larry Ng (larry.ng@sanjoseca.gov).

AGENDA

ORDER OF BUSINESS

1. DEFERRALS

Any item scheduled for hearing this morning for which deferral is being requested will be taken out of order, to be heard first on the matter of deferral. A list of staff recommended deferrals is available on the table. I will identify the items to be deferred and then ask for comments from the audience. If you want to change any of the deferral dates recommended or speak to the question of deferring these or any other items, you should say so at this time. I will now open the public hearing. The following items are proposed to be deferred.

None

The matter of deferrals is now closed.

2. CONSENT CALENDAR

NOTICE TO THE PUBLIC

The consent calendar items are considered to be routine and will be adopted by one motion. There will be no separate discussion of these items unless a request is made by the Director of Planning, staff, or the public to have an item removed from the consent calendar and considered separately. If anyone in the audience wishes to speak on one of these items, please come to the podium at this time.

- a. **PT05-003. Planned Tentative Map Permit** to subdivide 8 parcels into 80 lots for single-family detached residential uses on a 7.69 gross acre site in the A(PD) Planned Development Zoning District, located at/on the Northeast corner of Bonita Avenue and Sunny Court (370 BONITA AV) (California Cheese Co, Owner; Kb Home South Bay, Inc. Jeff McMullen, Developer). Council District 3. SNI: Five Wounds/Brookwood Terrace. CEQA: <CEQA not found>.
- b. **H05-010. Site Development Permit** to convert an existing single-family residence into a duplex by adding an attached unit to the rear of the existing single-family house, on a 0.20 gross acre site in the R-2 Two-Family Residence Zoning District, located at/on the west side of North 34th approximately 295 feet south of McKee Road (247 N 34TH ST) (Martins Serafim L And Maria C, Owner). Council District 3. SNI: Five Wounds/Brookwood Terrace. CEQA: Exempt. **Deferred from 5/11/05**
- c. **PT04-096. Planned Tentative Map Permit** to subdivide one parcel into 10 lots for single-family attached residential uses on a 0.4 gross acre site in the CN Neighborhood Commercial Zoning District, located at/on the southeast corner of South 2nd Street and East Virginia Street (822 S 2ND ST) (Virginia Street Investors, Owner). Council District 3. SNI: Spartan/Keyes. CEQA: <CEQA not found>.

- d. **TR05-043. Tree Removal Permit** to allow the removal of (1) Oak tree approximately 188-inches in circumference on an existing single-family attached residential project in the A (PD) Planned Development Zoning District, located at the southeast intersection of Bangor Avenue and Makati Circle (Terrace Villas HOA, Owners). Council District 2. CEQA: Exempt.
- e. **TR05-050. Tree Removal Permit** request to allow the removal of two Palm trees, 90 inches and 75 inches in circumference on a 0.15 gross acre site in the R-1-8 Single-Family Residence Zoning District, located on the northeast corner of Goldentree Drive and Hostetter Road (1602 GOLDENTREE DR) (Wong Frank And Mandy, Owner). Council District 4. CEQA: Exempt.
- f. **TR05-045. Tree Removal Permit** request to remove one Cedar tree, 106 inches in circumference on a 0.13 gross acre site in the R-1-8 Single-Family Residence Zoning District, located on the north side of Big Oak Drive, approximately 200 feet easterly of Oaktree Drive (5563 Big Oak Drive). Council District 1. CEQA: Exempt.
- g. **PD05-022. Planned Development Permit** request to allow the construction of an 11,056 square foot retail commercial building and the demolition of an existing 5600 square foot restaurant building on a 1.09 gross acre site in the CO(PD) Planned Development Zoning District, located on the southwest corner of North First Street and Old Bayshore Highway (1751 N 1ST ST) (Hanford Hotels Llc, Ara Bezdjian, Owner). Council District 3. SNI: None. CEQA: Exempt.
- h. **HA03-048-01. Site Development Permit Amendment** for the removal of one Fan Palm tree 105 inches in circumference on a 15.9 gross acre site in the CN Neighborhood Commercial Zoning District, located on the northwest corner East Capitol Expressway and McLaughlin Avenue (1071 East Capitol Expressway) (Kenneth Namimatsu, Owner). Council District 7. CEQA: Exempt.
- i. **PDA92-006-02. Planned Development Permit Amendment** to develop a private park on a 1.07 gross acre site in the A(PD) Planned Development Zoning District, located on the southeast corner of Country Club Parkway and Blackpool Court (Shea Homes Ltd Partnership, Owner). Council District 8. SNI: None. CEQA: Addendum to an EIR
- j. The projects being considered are located on the eastside of Cypress Avenue, approximately 260 feet southerly of Stevens Creek Boulevard (332 South Cypress Avenue) in the A(PD) Planned Development Zoning District on a .23 gross acre site (Mirzadegan Abdy Et Al, Owner; Mr Abdy Mirzadegan, Developer). Council District 1. SNI: None. CEQA: Mitigated Negative Declaration. **DEFER FROM 5/25/05**
 - 1. **PD05-012. Planned Development Permit** to demolish an existing house and to construct 4 single-family detached residential units.
 - 2. **PT05-017. Planned Tentative Map Permit** to subdivide one parcel into five lots for residential uses on a 0.23 gross acre site

The consent calendar is now closed.

3. PUBLIC HEARING

None

This concludes the Planning Director's Hearing for June 8, 2005. Thank you.

PLANNING DIRECTOR'S AGENDA ON THE WEB:

<http://www.sanjoseca.gov/planning/hearings/index.htm>

PUBLIC INFORMATION COUNTER

(408) 277-4576 CITY OF SAN JOSE

**DEPARTMENT OF PLANNING, BUILDING AND CODE ENFORCEMENT
PLANNING DIRECTOR'S HEARING**

Synopsis of Staff Recommendations

May 25, 2005

PUBLIC HEARINGS

1. DEFERRALS

a.1 **PD05-012** Deferred to 6/8/05

a.2. **PT05-017** Deferred to 6/8/05

2. CONSENT CALENDAR

a. **H05-017** APPROVED

b. **TR05-031** APPROVED

c. **HA94-042-01** APPROVED

d. **SF05-005** APPROVED

e. **H05-014** APPROVED

f. **TR05-041** APPROVED

g. **PD04-079** APPROVED

h. **TR05-032.** APPROVED

i. **PD05-020** APPROVED

j. **SPA00-016-01.** APPROVED

k.1 **PD04-075.** APPROVED

k.2 **PT04-096.** DEFER TO 6/8/05

l.1 **PD05-006** APPROVED.

l.2 **PT05-003.** DEFER TO 6/8/05

3. PUBLIC HEARING

None